

FINDINGS OF FACT

Keith Lentz is the owner of the property at the listed address of 1919 10th Avenue S., Minneapolis, MN. As the owner of this property Keith Lentz applied for and was awarded a rental license for the property. Keith Lentz is listed on the rental license application as the owner of the property and as the person responsible for the maintenance and management of the property. On the rental license application Keith Lentz listed his address as 1919 10th Avenue S., Minneapolis, MN 55404.

On August 30, 2011, Briana Walter was awarded a judgment from Hennepin County District Court-Conciliation Court, in the amount of \$1,325.75, against Keith Lentz for Mr. Lentz's wrongfully withholding \$750.00 of her security deposit at the rental property located at 1919 10th Avenue S.

On November 7, 2012, a Notice of Director's Determination of Non-Compliance was sent to Keith Lentz notifying him that the property was in violation of M.C.O. § 244.1910 (11)(b) due to the outstanding judgment against him relating to the rental property located at 1919 10th Avenue S. The owner was given until November 21, 2011, to come into compliance by satisfying the outstanding judgment. On November 21, 2011, Keith Lentz sent a letter to the Inspections Division stating that he was requesting the cancelation of the rental license for the property located at 1919 10th Avenue S.

On March 28, 2012, a Notice of Revocation, Denial, Non-Renewal, or Suspension of Rental License or Provisional License was sent to Keith Lentz at his listed his address of 1919 10th Avenue S., Minneapolis, MN 55404. Notice of the pending revocation was also posted on the rental property located at 1919 10th Avenue S. Keith Lentz was given fifteen (15) days to file an appeal which he failed to do. Mr. Lentz has also failed to satisfy the outstanding judgment.